



**Connells**

Ellerman Square  
Brooklands Milton Keynes



## Property Description

Welcome to this beautifully presented two Bedroom apartment located in the highly sought after Brooklands development of Milton Keynes. Offered at 50% shared ownership, this modern home provides an ideal opportunity for first time buyers, young professionals, or those looking for an affordable step onto the property ladder.

Situated within a contemporary purpose-built block, the property features a bright and spacious open plan living area, complete with a stylish fitted kitchen, integrated appliances, and ample dining space. Large windows flood the room with natural light, creating a warm and inviting atmosphere throughout.

Both bedrooms are generous in size, with the primary bedroom offering comfortable proportions for a double bed and storage. The second bedroom makes an excellent guest room or home office. The property also benefits from a modern family bathroom with a clean, well-maintained presentation.

Additional features include allocated parking, secure entry system, well maintained communal areas, and excellent energy efficiency.

## Entrance Hall

Well-presented with carpeted flooring, a radiator, window, and three generous storage cupboards.

## Kitchen

Contemporary open-plan kitchen equipped with a washing machine, fridge-freezer, integrated oven, gas hob with extractor hood, and a window enhancing the room with natural light.

## Lounge

Stylish open-plan lounge with soft carpet flooring, feature panelling, a radiator, and a front-facing window allowing plenty of natural light.

## Bedroom One

Well-presented room featuring soft carpet flooring, a striking floor-to-ceiling window, and a fitted radiator

## Bedroom Two

A bright space with carpeted flooring, a floor-to-ceiling window, and a radiator.

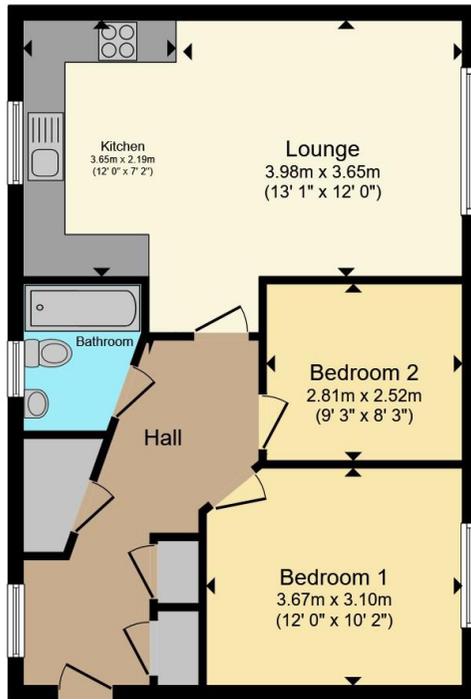
## Bathroom

Well-appointed with laminate flooring, a bath with overhead shower, toilet, sink, extractor fan, and a window providing natural light and ventilation.

## Parking

Allocated parking to rear of the building.





**Floor Plan**

Total floor area 59.5 m<sup>2</sup> (641 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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26A Fyfield Barrow The Walnut Tree Local Centre Walnut Tree

EPC Rating: B

Council Tax Band: B

Service Charge: Ask Agent

Ground Rent: 150.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WNT308076](http://connells.co.uk/Property/WNT308076)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 31 Aug 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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